

M E M O R A N D U M

DATE: September 22, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0020-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 18, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE *
(2372 Sweet Meadow Road)
3rd Election District *
2nd Councilmanic District *
Matthew T. Holley & Rebecca Snyder *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0020-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, Matthew T. Holley and Rebecca Snyder. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a rear yard deck with a rear yard setback of 15' in lieu of the required 22.5'. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies. However, it is to be noted that a letter of support was received from adjacent neighbors who reside at 2370 Sweet Meadow Road.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 29, 2014, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the

ORDER RECEIVED FOR FILING

Date 8/19/14

By Sen

information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

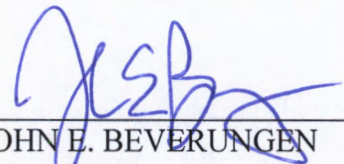
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 19th day of August, 2014, that a Variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a rear yard deck with a rear yard setback of 15' in lieu of the required 22.5', be and is hereby GRANTED, subject to the following:

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date

8/19/14

By

Sen



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 19, 2014

Matthew T. Holley
Rebecca Snyder
2372 Sweet Meadow Road
Baltimore, Maryland 21209

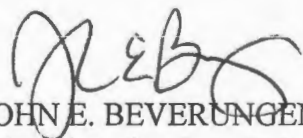
RE: Petition for Administrative Variance
Case No. 2015-0020-A
Property: 2372 Sweet Meadow Road

Dear Petitioners:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at

Address 2372 Sweet Meadow Rd Baltimore, MD 21209 Currently zoned OR 2
Deed Reference 1 10 Digit Tax Account # 2500007367
Owner(s) Printed Name(s) Matthew Thomas Halley, Rebecca Lynn Snyder

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) BCZR: 1B01.2.C.1.b →
TO PERMIT A REAR YARD DECK WITH A REAR YARD SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 1/2 FEET.

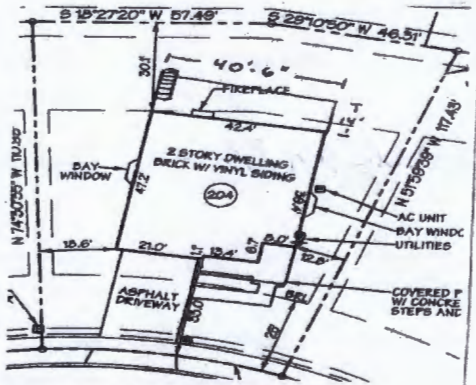
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.



Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

ORDER RECEIVED FOR FILING

Signature

Date 8/19/14

Mailing Address

By [Signature]

City

State

Zip Code

Telephone #

Email Address

Owner(s)/Petitioner(s):

Matthew T. Halley / Rebecca L. Snyder
Name #1 – Type or Print Name #2 – Type or Print

Signature #1

Signature #2

2372 Sweet Meadow Rd. Baltimore, MD
Mailing Address City State

21209 / 410-241-4247 / mtheestellelaw
Zip Code Telephone # Email Address grp.com

Representative to be contacted:

Matthew T. Halley
Name – Type or Print

Signature

2372 Sweet Meadow Rd Baltimore MD
Mailing Address City State

21209 / 410-241-4247 / mtheestellelaw
Zip Code Telephone # Email Address grp.com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2015-0020-A Filing Date 7/24/14 Estimated Posting Date 8/3/14 Reviewer JS

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SOCIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 2372 Sweet Meadow Rd Baltimore MD 21209
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

To add value to our property and enhance our enjoyment of
our home by adding outdoor living space. Furthermore, we just celebrated
the birth of our first son and would like for him to play on the deck.
Our neighbors have decks that are smaller in size and design.

Unfortunately, the builder of the home placed the back left corner
of the home against the building restriction line. As such, we are
unable to build the deck without a variance. Attached please find
a letter from our neighbor stating that they do not object to the
construction of our deck.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Matthew T. Holley
Signature of Owner (Affiant)

Rebecca L. Snyder
Signature of Owner (Affiant)

Matthew T. Holley
Name- Print or Type

Rebecca L. Snyder
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of July, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Print name(s) here: MATTHEW T. HOLLEY and REBECCA L. SNYDER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Linda M. Tyson
Notary Public
3/7/2015
My Commission Expires

Zoning Property Description for 2372 Sweet Meadow Road,
Baltimore, Maryland 21209

Being for the same and being known and designated as Lot No. 204 as shown on the plat entitled, "PLAT THREE, PHASE FOUR B, BONNIE VIEWE ESTATES" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book R.D.A. No. 79, folio 113. The lot is .21 Ac or 9,147.6 Square Feet and is located in the 3rd Election District and 2nd Council District.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0020 -A Address 2372 SWEET MEADOW ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/24/14 Posting Date: 8/3/14 Closing Date: 8/18/14

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2015- 0020 -A Address 2372 SWEET MEADOW ROAD

Petitioner's Name HOLLEY/SNYDER Telephone 410-241-4247

Posting Date: 8/3/14 Closing Date: 8/18/14

Wording for Sign: TO PERMIT A REAR YARD DECK WITH A REAR SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET.

Revised 7/18/14

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0020 -A Address 2372 SWEET MEADOW ROAD

Contact Person: JASON SEIDELMAN Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/24/14 Posting Date: 8/3/14 Closing Date: 8/18/14

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Wording for Sign: TO PERMIT A REAR YARD DECK WITH A REAR SETBACK OF
15 FEET IN LIEU OF THE REQUIRED 22 1/2 FEET.

Revised 7/18/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015-0020-A

Petitioner: Matthew T. Holley

Address or Location: 2372 Sweet Meadow Rd. Baltimore, MD 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew T. Holley

Address: 2372 Sweet Meadow Road

Baltimore, MD 21209

Telephone Number: 410-241-4247

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **115512**

Date: **7/24/14**

PAID RECEIPT

BUSINESS ACTUAL TIME BRN
 7/24/2014 7/24/2014 10:09:57 3

REF: W503 WALKIN ACRA AND
 >> RECEIPT # 660653 7/24/2014 DELM
 Dept: 5 528 ZONING VERIFICATION
 CR NO. 115512

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6120				\$ 75.00

Recpt Tot \$75.00
 \$75.00 CX \$0.00 CA
 Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **HOLLEY/SNYDER**

For: **2015-0020-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 30, 2014

Re:

Case Number: 2015- 0020-A

Petitioner / Developer: Holley / Snyder

Date of Closing: August 18, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building, Room 111
111 West Chesapeake Avenue Towson, MD 21204

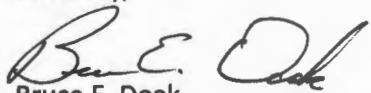
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **2372 Sweet Meadow Road**.

The sign(s) were posted on **July 29, 2014**.

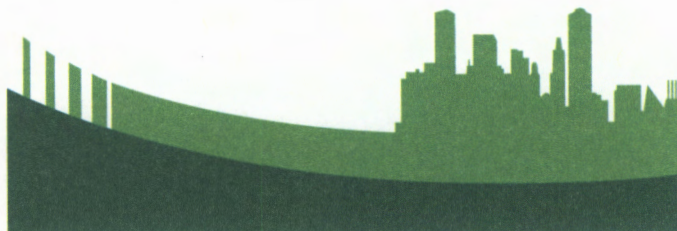
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

August 19, 2014

Matthew T Holley
Rebecca L Snyder
2372 Sweet Meadow Road
Baltimore MD 21209

RE: Case Number: 2015-0020 A, Address: 2372 Sweet Meadow Road

Dear Mr. Holley & Ms. Snyder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 24, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2014
Item No. 2015- 0020, 0021 and 0022

DATE: August 7, 2014

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK: CEN
cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC 08112014 -.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 7/31/14

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0020-A
Administrative Variance
Matthew T. Holley
Rebecca L. Snyder
2372 Sweet Meadow Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0020-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster'.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8-7DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)7-31

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

7-21

ADJACENT PROPERTY OWNERS

Jakes - 2370 Sweet Meadow Rd.
"Supports"

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-29-14 by DoekPEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

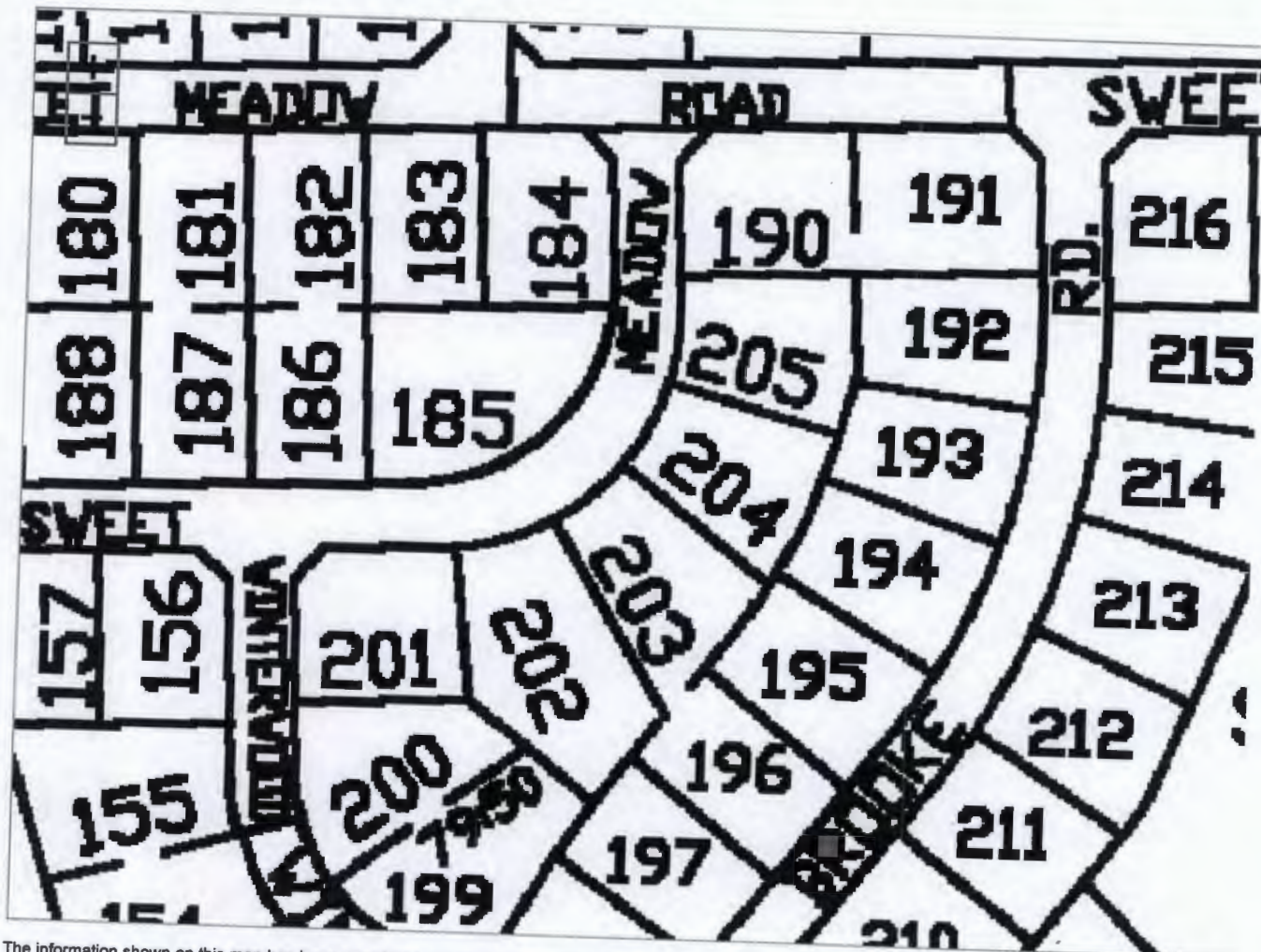
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 2500007367		
Owner Information		
Owner Name:	HOLLEY MATTHEW T SNYDER REBECCA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	2372 SWEET MEADOW RD BALTIMORE MD 21209-	Deed Reference: /34350/ 00426
Location & Structure Information		
Premises Address:	2372 SWEET MEADOW RD BALTIMORE 21209-0000	Legal Description: 0.210 AC PHAS FOUR B 2372 SWEET MEADOW RD SS BONNIE VIEW ESTATES
Map: 0079	Grid: 0002	Parcel: 0396
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 204	Assessment Year: 2014
Plat No:	Plat Ref: 0079/ 0113	3
Special Tax Areas:		
Town: NONE		
Ad Valorem:		
Tax Class:		
Primary Structure Built 2013	Above Grade Enclosed Area 3,750 SF	Finished Basement Area
Property Land Area 9,147 SF	County Use 04	
Stories 2.000000	Basement YES	Type STANDARD UNIT
Exterior SIDING	Full/Half Bath 2 full/ 1 half	Garage 1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
Land:	177,100	159,500
Improvements	323,000	368,600
Total:	500,100	528,100
Phase-In Assessments As of 07/01/2014	Phase-In Assessments As of 07/01/2015	
509,433	518,767	
Preferential Land: 0		
Transfer Information		
Seller:	Date: 10/21/2013	Price: \$598,613
Type: ARMS LENGTH IMPROVED	Deed1: /34350/ 00426	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014 07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: Approved 12/30/2013		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 03 Account Number: 2500007367



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

Ben and Deena Jakob
2370 Sweet Meadow Rd
Baltimore MD 21209

July 21st, 2014

To Whom This May Concern,

It has come to our attention that our neighbors residing at 2372 Sweet Meadow Road wish to construct a deck at the posterior of their property and are seeking a variance for such. Please accept this correspondence as our official position on this matter.

We see no legitimate reason to object to the building of such a structure as it can only serve to preserve and enhance the community as a whole. We have known and interacted with residents at said address since they moved in about one year ago and have found them to be respectful, upright and considerate members of the Parke at Mount Washington community. As such, there is no doubt in our minds that the deck would be used appropriately and with the utmost of sensitivity to ourselves and adjacent neighbors.

With this in mind, we would recommend to any governmental board or agency to grant any required permits or variance's to allow for the construction of this deck with no reservation or delay.

We are available to be reached at the following numbers:

Office: 410-580-1616
Cellular 443-286-3221
Cellular 410-937-9400

Respectfully Submitted,
Ben and Deena Jakob

Ben Jakob
Deena Jakob

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2500007366			
Owner Information					
Owner Name:	JAKOB BEN FREEDLAND DEENA		Use:	RESIDENTIAL	
Mailing Address:	2370 SWEET MEADOW RD BALTIMORE MD 21209		Principal Residence:	YES	
			Deed Reference:	/34057/ 00026	
Location & Structure Information					
Premises Address:	2370 SWEET MEADOW RD BALTIMORE 21209-0000		Legal Description:	0.230 AC PHAS FOUR B 2370 SWEET MEADOW RD SS BONNIE VIEW ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 3
0079	0002	0396		0000	203 2014 Plat Ref: 0079/0113
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2013	3,750 SF		10,018 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	178,000	160,400			
Improvements	340,500	388,600			
Total:	518,500	549,000	528,667	538,833	
Preferential Land:	0			0	
Transfer Information					
Seller: BEAZER HOMES CORP		Date: 08/09/2013		Price: \$580,250	
Type: ARMS LENGTH IMPROVED		Deed1: /34057/ 00026		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 07/01/2014					

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: 03 Account Number: 2500007366

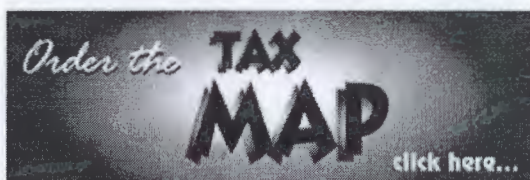


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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Pt. Bk. 0000079, Folio 0112

2500007337

SWMR

BLACKBERRY RD

PL. Bk./Folio # 079111

NOT LOCATED

NOT LOCATED

SWMR

2500007369

Pt. Bk. 0000079, Folio 0113

PL. Bk./Folio # 079112

2500007338

NOT LOCATED

NOT LOCATED

NOT LOCATED

2 CD

2500007357

2367

SWEET MEADOW RD

NOT LOCATED

PDM #.030454

2500007364

2368

3 ED SWM

079A1

8741 - 19920204
8741 - 19880056

DR 2

SWM

2500006625

PL. Bk. 0000079, Folio 0050

PL. Bk./Folio # 079183

Pt. Bk./Folio # 079114

Pt. Bk. 0000079, Folio 0114

2500007382

NOT LOCATED

WINTERWOOD RD

WINTERWOOD RD

PEBBLE BROOKE RD

2500000704

Pt. Bk. 0000079, Folio 0183

DR 3.5

Lot # 0

2500006629

ZONING HEARING PLAN FOR VARIANCE

ADDRESS: 2372 SWEET MEADOW ROAD, BALTIMORE, MARYLAND 21209

OWNERS NAMES: MATTHEW THOMAS HOLLEY AND REBECCA LYNN

SNYDER

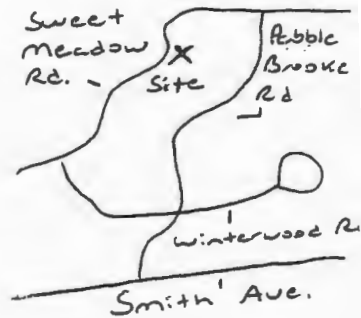
SUBDIVISION NAME BONNIE VIEW ESTATES PHASE 4B LOT# 204

BLOCK # N/A

PLAT REFERENCE: 79-113 10 DIGIT TAX # 2500007367

DEED REFERENCE # BOOK 34350, PAGES 426-432

Site Vicinity Map



Map is not to scale

Zoning Map# 079A1

Site Zoned DR 2

Election District 3

Council District 2

Lot Area Acreage .21 Ac.

Or Square Feet 9,147.6 S.F.

Historic? No

In CBCA? No

In Flood Plain? No

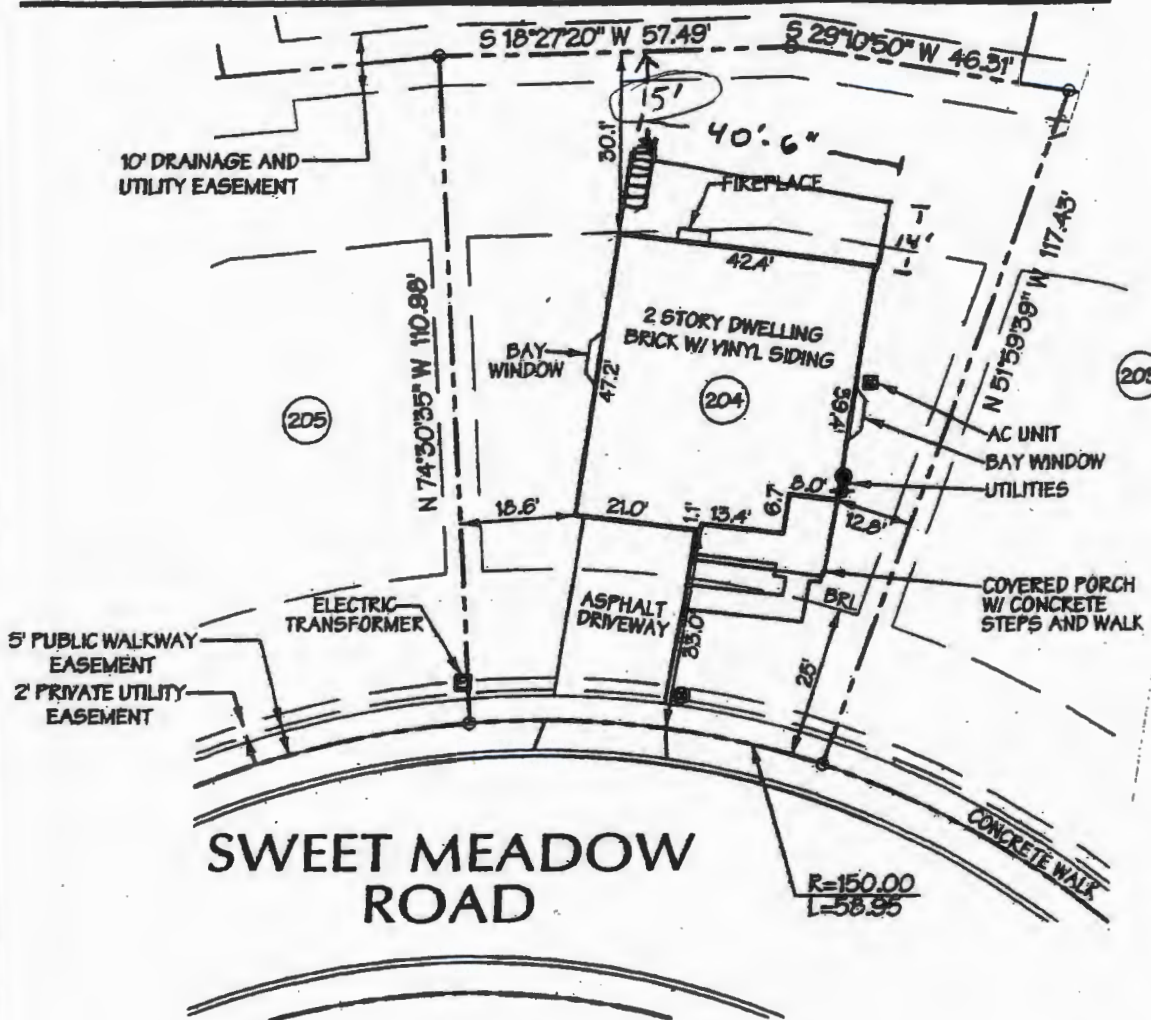
Water: Public

Sewer: Public

Prior Hearing? No YES

1992-0204 > PRIOR
1988-0056 > PROJECT

(DOES NOT AFFECT THIS)
(RESIDENTIAL PROJECT)



Plan Drawn by Matthew T. Holley Date: 07/18/2014 Scale: 1" = 30'

2015-0020-A

Per. ECR. 1

ZONING HEARING PLAN FOR VARIANCE

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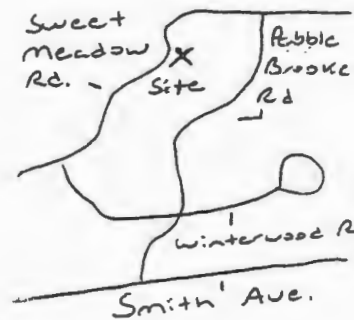
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PLAT REFERENCE: 79-113 10 DIGIT TAX # 2500007367

DEED REFERENCE # BOOK 34350, PAGES 426-432

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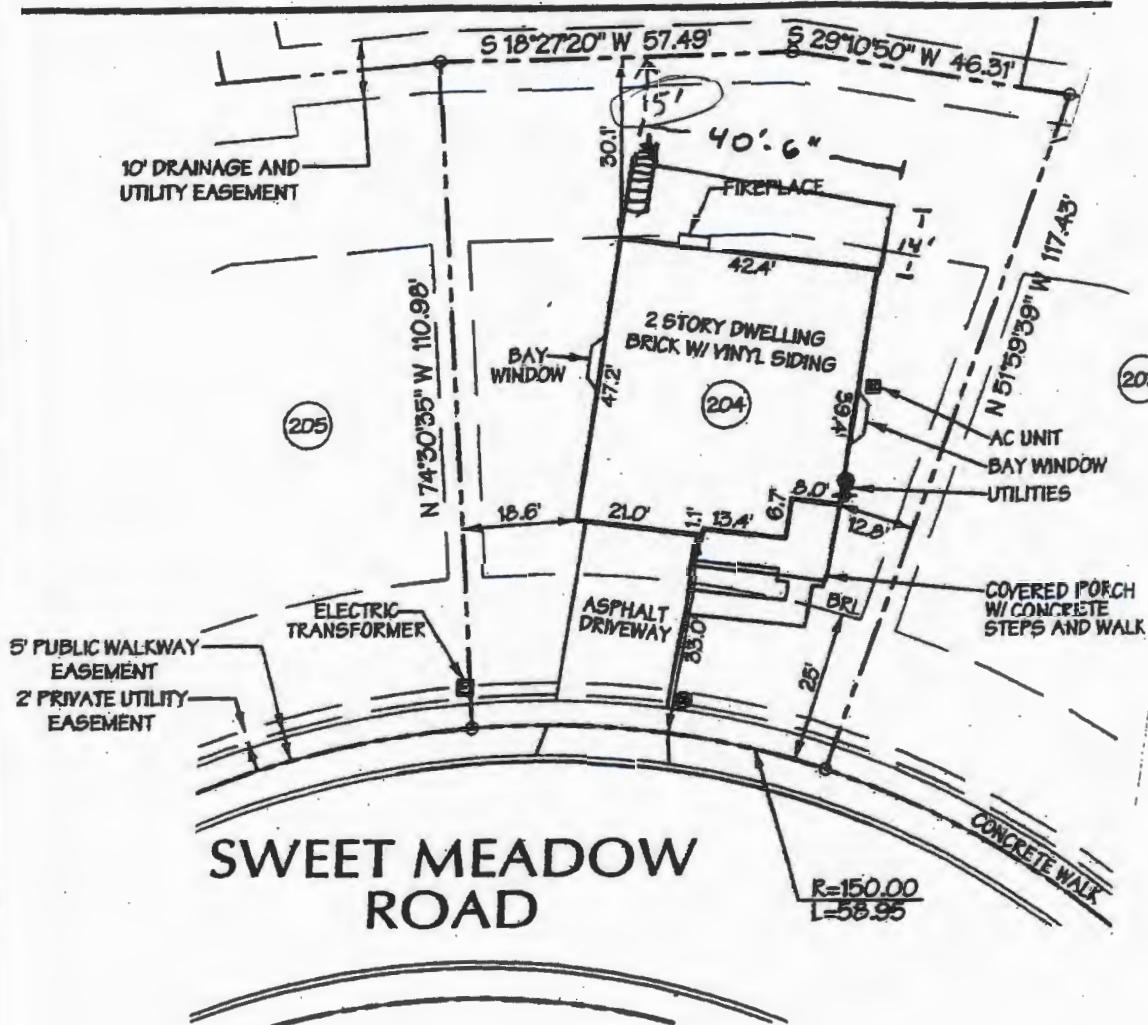
Water: Public

Sewer: Public

Prior Hearing? No YES

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1988-0056 > PROJECT

(DOES NOT AFFECT THIS
RESIDENTIAL PROJECT)



Plan Drawn by Matthew T. Holley Date: 07/18/2014 Scale: 1" = 30'

2015-0020-A

ZONING HEARING PLAN FOR LANCE

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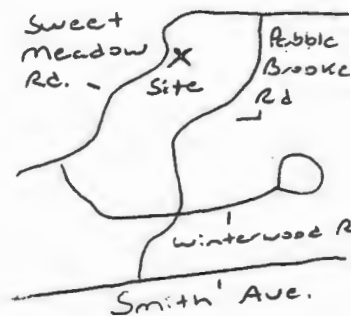
SUBDIVISION NAME BONNIE VIEW ESTATES PHASE 4B LOT# 204

BLOCK # N/A

PLAT REFERENCE: 79-113 10 DIGIT TAX # 2500007367

DEED REFERENCE # BOOK 34350, PAGES 426-432

Site Vicinity Map



Map is not to scale

Zoning Map# 079A1

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Election District 3

Council District 2

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Or Square Feet 9,147.6 S.F.

Historic? No

In CBCA? No

In Flood Plain? No

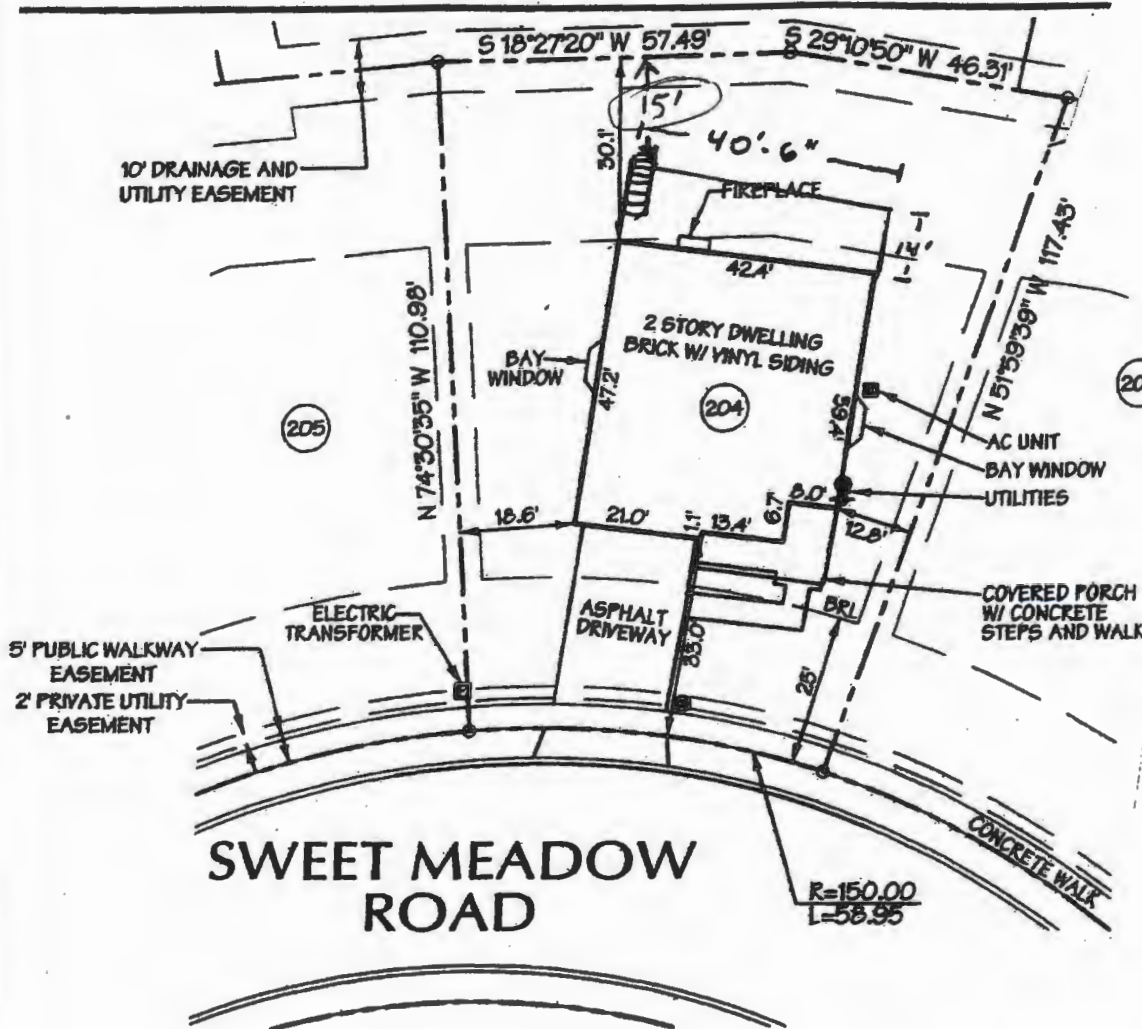
Water: Public

Sewer: Public

Prior Hearing? NO YES

1992-0204 > PRIOR
1988-0056 > PROJECT

(DOES NOT AFFECT THIS
RESIDENTIAL PROJECT)



Plan Drawn by Matthew T. Holley Date: 07/18/2014 Scale: 1" = 30'

2015-0020-A

ZONING HEARING PLAN FOR **VARIANCE**

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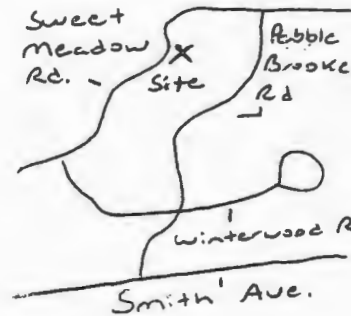
SUBDIVISION NAME BONNIE VIEW ESTATES PHASE 4B LOT# 204

BLOCK # N/A

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Zoning Map# 079A1

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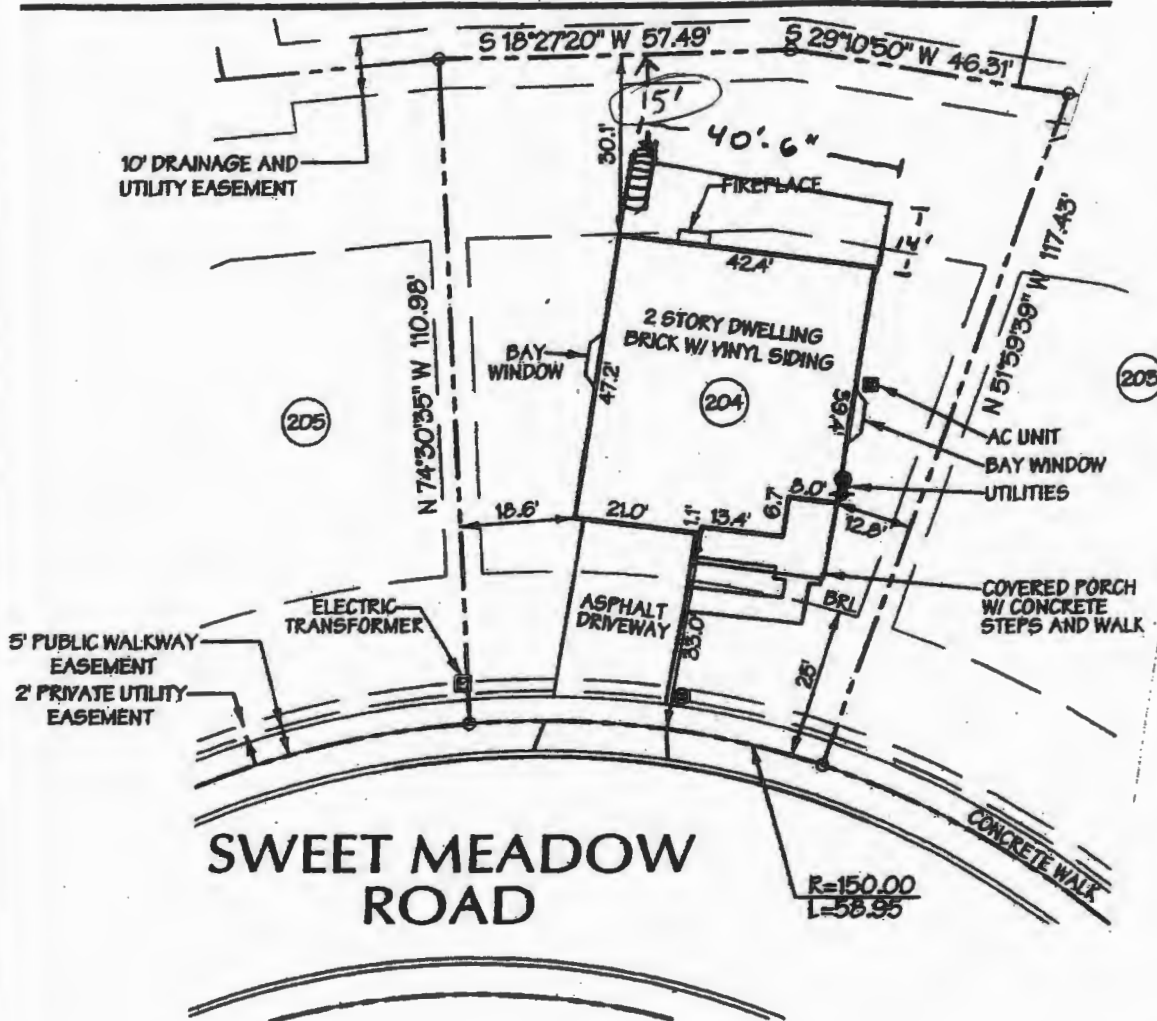
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